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ARCHWAY BROADWAY LOAN SPE, LLC
7

8 **UNITED STATES BANKRUPTCY COURT**

9 **CENTRAL DISTRICT OF CALIFORNIA**

10 **LOS ANGELES DIVISION**

11
12 In re Lead Case No. 2:24-bk-12079-VZ
13 SEATON INVESTMENTS, LLC, *et al.*, Jointly Administered with Case Nos.:
14 Debtors and Debtors-in- 2:24-bk-12080-VZ; 2:24-bk-12081-VZ;
Possession. 2:24-bk-12082-VZ; 2:24-bk-12091-VZ;
2:24-bk-12074-VZ; 2:24-bk-12075-VZ; and
2:24-bk-12076-VZ

16 Affects:
17
18 All Debtors
 Seaton Investments, LLC
 Colyton Investments, LLC
19 Broadway Avenue Investments, LLC
 SLA Investments, LLC
20 Negev Investments, LLC
 Alan Gomperts
21 Daniel Halevy
 Susan Halevy
22

Chapter 11

**REQUEST FOR JUDICIAL NOTICE IN
SUPPORT OF ARCHWAY BROADWAY
LOAN SPE, LLC'S RENEWED MOTION
FOR RELIEF FROM THE AUTOMATIC
STAY**

Date: December 10, 2024
Time: 10:30 a.m.
Crtrm.: 1368
255 E. Temple Street
Los Angeles, CA 90012

Hon. Vincent P. Zurzolo

1 **TO THE HONORABLE VINCENT P. ZURZOLO, UNITES STATES**
2 **BANKRUPTCY JUDGE, PARTIES IN INTEREST, AND THEIR COUNSEL:**

3 Secured creditor, Archway Broadway Loan SPE, LLC, a Delaware limited liability
4 company, successor in interest to Archway Real Estate Income Fund I REIT, LLC (“Archway”),
5 requests that the Court take judicial notice of the following adjudicative facts pursuant to Rule 201
6 of the Federal Rules of Evidence:

7 1. The records of the United States Bankruptcy Court for the Eastern District of
8 Oklahoma, in bankruptcy case numbers 23-80391 and 23-80390, attached to the Declaration of
9 Gerrick M. Warrington as Exhibit 11.

10 2. The records of the United States District Court for the Eastern District of
11 Oklahoma, in case number 6:23-cv-00196-DES, attached to the Warrington Declaration as
12 Exhibits 12–14.

13 3. The records of the California Secretary of State attached to the Warrington
14 Declaration as Exhibits 15, 16, 20, 31.

15 4. The November 6, 2020, Opinion and Order entered by the Review Department of
16 the State Bar Court of California, attached to the Warrington as Exhibit 18.

17 5. The Order of Disbarment entered on February 2, 2022, in the Disciplinary Matter
18 of David R. Schwarcz, (C.D. Cal. Case No: 2:21-ad-00461-PSG), attached to the Warrington
19 Declaration as Exhibit 19.

20 6. The printout from the California State Bar for Attorney George Aaron Shohet,
21 attached to the Warrington Declaration as Exhibit 21.

22 7. The Judgment entered against Ahron Stock in the Los Angeles County Superior
23 Court in case Number 21CHLC34951, attached to the Warrington Declaration as Exhibit 22.

24 8. The records of the Arizona Secretary of State attached to the Warrington
25 Declaration as Exhibits 23, 24.

26 9. The records of the Ohio Department of Commerce, Division of Securities, attached
27 to the Warrington Declaration as Exhibit 25.

1 10. The records of the Financial Industry Regulatory Authority, attached to the
2 Warrington Declaration as Exhibit 26.

3 DATED: November 19, 2024

4 FRANDZEL ROBINS BLOOM & CSATO, L.C.
5 MICHAEL GERARD FLETCHER
6 GERRICK M. WARRINGTON

7 By: /s/ Gerrick M. Warrington

8 GERRICK M. WARRINGTON
9 Attorneys for Secured Creditor
10 ARCHWAY BROADWAY LOAN SPE, LLC

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